

## Detterman, Mark, Env. Health

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**From:** Joy Su [jsu@ekiconsult.com]  
**Sent:** Tuesday, April 14, 2015 7:11 PM  
**To:** Detterman, Mark, Env. Health; Roe, Dilan, Env. Health  
**Cc:** Michael G. Biddle; Earl James; KenSchmier@aol.com  
**Subject:** Schwabacher-Frey Site - Work Plan for Soil and Groundwater Investigation  
**Attachments:** SchwabacherFrey-WPforSoil&GrabGWInvestigation-041415.pdf

Mark,

Per your 3/6/15 meeting with the City of Emeryville as the Successor Agency to the Emeryville Redevelopment Agency ("Successor Agency"), Ken Schmier, and EKI, see attached for the work plan for soil and groundwater investigation for the Schwabacher-Frey Site. This investigation will be conducted as part of investigations being performed on behalf of the Successor Agency that are currently underway in the vicinity of the Schwabacher-Frey Site. Therefore, the proposed work for the Schwabacher-Frey Site will likely be conducted in early May 2015.

Please contact me or Earl James (415-385-2326) if you have any questions.

Thanks,  
Joy

Joy Su, P.E.  
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14 April 2015

Mark Detterman P.G., C.E.G.  
Alameda County Health Agency  
Department of Environmental Health  
1131 Harbor Parkway  
Alameda, California 94502

Subject: Work Plan for Soil and Groundwater Investigation  
Schwabacher-Frey Site  
5733 Peladeau Street  
Emeryville, California 94608  
(EKI A40028.01)

Dear Mr. Detterman:

Erler & Kalinowski, Inc. (“EKI”) is pleased to submit this letter regarding the *Work Plan for Soil and Groundwater Investigation* (“Work Plan”) for the Schwabacher-Frey site (“Site”) at 5733 Peladeau Street in Emeryville, California on behalf of our client, the City of Emeryville as the Successor Agency to the Emeryville Redevelopment Agency (“Successor Agency”) (Figure 1). The Site is currently owned by Eric and Kenneth Schmier and is currently occupied by Bayer Healthcare Pharmaceuticals. A former 2,000 gallon diesel underground storage tank (“UST”), located outside the southeast corner of the building, was removed in January 1987 (CHIPS, 1987). The UST was approximately 6.5 feet in diameter; the bottom of the tank was located at a depth of approximately 8.5 feet below ground surface (“bgs”); and the excavation hole was approximately 7 feet by 14 feet and 11 feet deep (CHIPS, 1987). Alameda County Environmental Health (“ACEH”) is providing regulatory oversight for this Site and is requesting additional information to determine if the Site can be closed under the State Water Resources Control Board’s Low Threat UST Case Closure Policy (“LTCP”).

This Work Plan is being submitted to address ACEH’s request for additional information in accordance with a meeting conversation on 6 March 2015 at the City of Emeryville offices with Michael Biddle of the Successor Agency, Kenneth Schmier the Site owner, yourself and Dilan Roe of ACEH, and Earl James of EKI consultant to the Successor Agency. This Work Plan has been prepared on behalf of our client, the Successor Agency, as part of investigations being conducted in the vicinity of the Site for other purposes. The Successor Agency has no ownership in the Site and no responsibility for the former UST. The Owner of the Site retains all liabilities regarding the UST.

## Proposed Scope of Work

The proposed scoping of work is outlined below. Proposed boring locations are shown on Figure 1.

- At the former UST location (boring location P-5), soil samples will be collected at approximately 8.5, 10 and 15 feet bgs, and a grab groundwater sample will be collected between approximately 10 to 15 feet bgs.
- Downgradient<sup>1</sup> of the former UST location along Horton Street, one grab groundwater sample will be collected at three boring locations (H-G to H-I) between approximately 10 to 15 feet bgs.

Soil samples and grab groundwater samples will be collected using a direct push rig. Soil samples will be collected using a split spoon sampler with no liners or a closed-piston sampler or dual-tube drive core sampler with butyrate, stainless steel, or equivalent liners. Grab groundwater samples will be collected using a Hydropunch-type system (or equivalent) and a peristaltic pump with disposable polyethylene tubing or a stainless steel bailer. Sampling locations and methods are subject to modifications based on field observations.

Soil and groundwater samples will be analyzed for total petroleum hydrocarbons as gasoline (“TPH-g”), TPH as diesel (“TPH-d”), volatile organic compounds (“VOCs”) (includes benzene, toluene, ethylbenzene, total xylenes, and naphthalene), and methyl tert-butyl ether (“MTBE”) by a California-certified laboratory. Required sample containers are listed in Table 1. Sample containers will be transported to the analytical laboratory under chain-of-custody and maintained at a sample temperature of 4 (±2) °C.

Preparatory activities to be performed prior to drilling include: (a) obtain drilling permit from Alameda County Public Works Agency and an encroachment permit from the City of Emeryville, (b) mark drilling locations and notify Underground Services Alert (“USA”), and (c) have drilling locations evaluated by a private utility locator. Drilling and sampling equipment will be cleaned prior to and during their use between each sampling location. Investigation derived wastes (“IDWs”) will be collected and containerized in DOT-approved containers, such as 55-gallon drums, and will be transferred to a temporary storage location approved by the Successor Agency. IDWs will be disposed of by the Successor Agency in accordance with applicable laws and regulations.

## Schedule and Reporting

Pending ACEH approval of this Work Plan, this investigation will likely occur in May 2015, in conjunction with other investigation activities being performed in the neighborhood on behalf of

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<sup>1</sup> The shallow groundwater gradient direction in the vicinity of the Site is approximately to the west to west-southwest (EKI, 2012).

the Successor Agency. The results of this investigation will be included in a letter report for ACEH review.

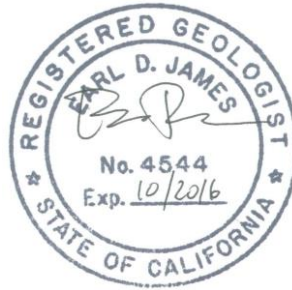
Please call if you have any questions or wish to discuss these matters in greater detail.

Very truly yours,

ERLER & KALINOWSKI, INC.



Earl James, P.G.  
Vice President



## **TABLES**

Table 1                      Sample Containers, Preservatives, and Hold Times for Soil and Grab Groundwater Samples

## **FIGURES**

Figure 1                      Proposed Sampling Locations

## **REFERENCES**

CHIPS Environmental Consultants (“CHIPS”), 1987. *Field sampling and analysis at Schwabacher/Frey, 5733 Peladeau Street, Emeryville, California, 26 January 1987.*

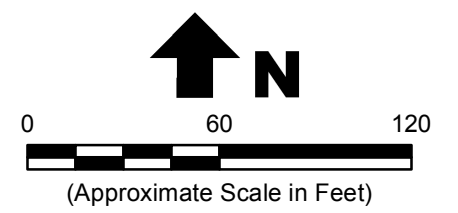
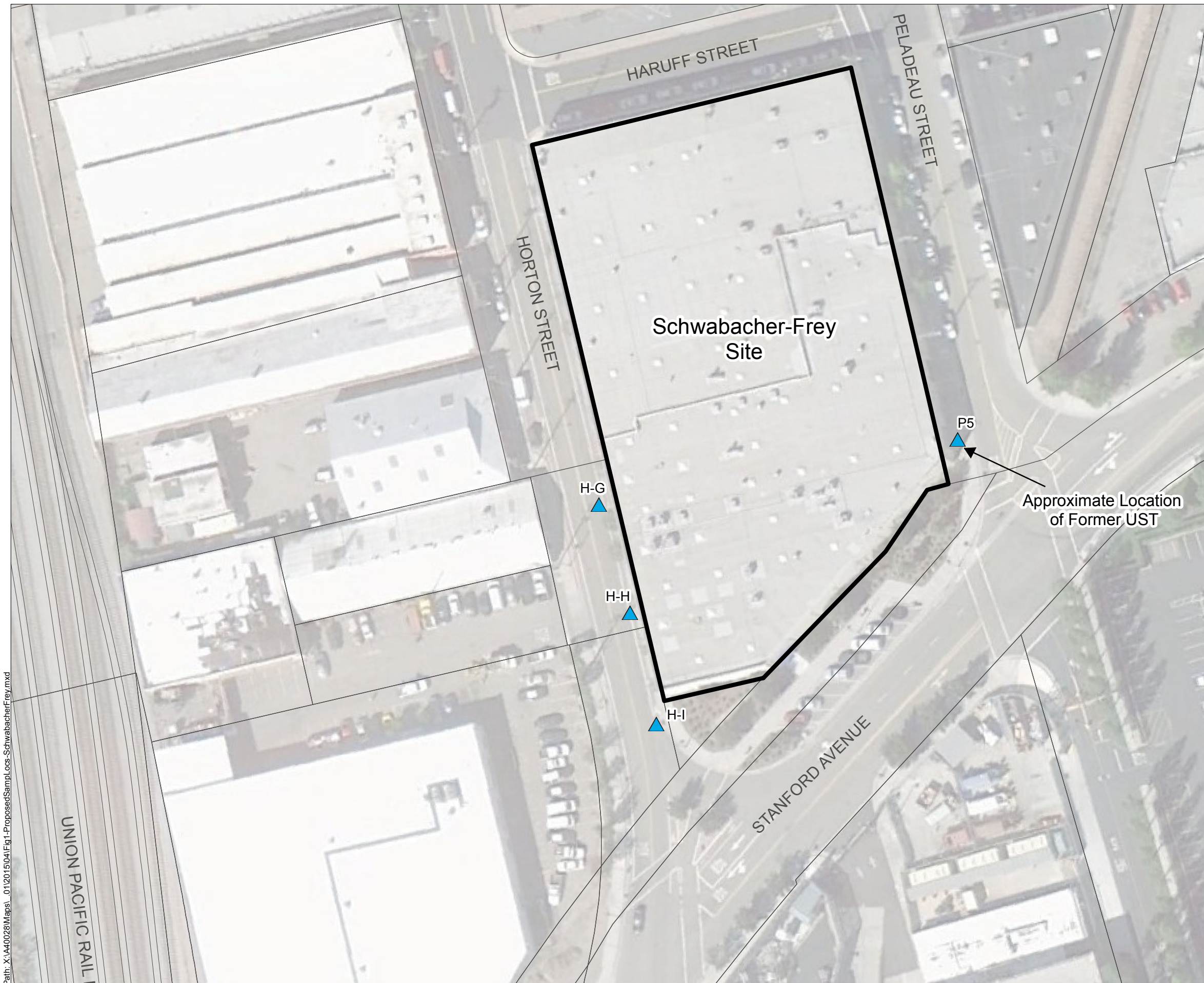
EKI, 2012. *Final Subsurface Investigations Report, Former Marchant/Whitney Site, 5679 Horton Street, Emeryville, California, August 2012.*

**TABLE 1**  
**SAMPLE CONTAINERS, PRESERVATIVES, AND HOLD TIMES FOR SOIL AND GRAB GROUNDWATER SAMPLES**  
 Schwabacher-Frey Site  
 5733 Peladeau Street, Emeryville, California

Sample Type	Analyte	Analytical Method	Sample Container	No. of Sample Containers Needed	Hold Time
Soil	TPH-g	EPA Method 8015m	5 gram Encore samplers	3	48-hours for extraction 14-days from extraction to analysis
	VOCs and MTBE	EPA Method 8260B	5 gram Encore samplers	3	48-hours for extraction 14-days from extraction to analysis
	TPH-d	EPA Method 8015m	8-ounce glass jar	1	14-days for extraction 40-days from extraction to analysis
	Percent Moisture	ASTM-D2216			Not Applicable
Grab Groundwater	TPH-g	EPA Method 8015m	40 ml glass VOA vial with HCl preservative	3	14-days
	VOCs and MTBE	EPA Method 8260B	40 ml glass VOA vial with HCl preservative	3	14-days
	TPH-d	EPA Method 8015m	1 liter amber glass bottle, no preservative	1	14-days for extraction 40-days from extraction to analysis

**Abbreviations:**

ASTM - American Society for Testing and Materials Standards  
 EPA - Environmental Protection Agency  
 MTBE - Methyl Tert-butyl Ether  
 TPH-d - Total Petroleum Hydrocarbons, diesel range  
 TPH-g - Total Petroleum Hydrocarbons, gasoline range  
 VOCs - Volatile Organic Compounds



**Legend**

▲ Proposed Sampling Location

**Abbreviations**

UST = underground storage tank

**Notes**

- 1. All locations are approximate.
- 2. Proposed sampling locations are subject to change based on field conditions.

**Erler &  
Kalinowski, Inc.**

Proposed Sampling Locations

Schwabacher-Frey Site  
Emeryville, CA  
April 2015  
EKI A40028.01  
Figure 1

Path: X:\A40028\Maps\01201504\Fig1-ProposedSamplLocs-SchwabacherFrey.mxd

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